

# CHEVIOT'S VIEW

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BOWSDEN | NORTHUMBERLAND

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Cheviot's View presents a rare opportunity to enjoy the luxuries of modern living alongside the peace and tranquillity of a truly rural village setting. Surrounded by the beautiful Northumberland countryside, Cheviot's View is a modern development of just two impressive 5 bedroom family homes. Enjoying a southerly aspect, each of these light filled homes has a modern layout with full width bi-fold doors for an increasingly desirable indoor/outdoor lifestyle. Finished to superior standards, these executive level homes are perfect for those wanting to enjoy the benefits of rural living without compromise.





# THE LOCATION

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The village of Bowsden is situated just 6 miles south of Berwick upon Tweed and set inland from the Lindisfarne Coast. At the heart of this small community is the village hall, while local amenities such as a village shop and a choice of pubs can be found in neighbouring Lowick, just over 2 miles away. Leisure activities are plentiful, ranging from hill walking and cycle routes to water sports, golf, and of course, fishing on the River Tweed, all nearby. The proximity to Berwick upon Tweed, with its vibrant town centre and abundance of retail, culinary and cultural offerings, provides the ideal balance between rural living and modern convenience. Served by the East Coast trainline, Berwick upon Tweed is within 1 hour of both Edinburgh and Newcastle, while London can be reached in just 3 and a half hours.

# THE DEVELOPMENT PLAN

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This niche development consists of just two 5 bedroom family homes, set within generous south facing plots that enjoy light throughout the day in all main living areas. Each home benefits from a spacious double driveway, accessed directly from the road. Landscaped gardens, and a boundary hedgerow, create a garden oasis that provides a beautiful vista from the open plan kitchen, dining room, and separate lounge. A generous paved patio can easily be set up for outdoor dining and casual seating to truly maximise the indoor/outdoor opportunities and southern orientation. In a touching nod to it's former past, the characterful stone wall along the north and west boundary incorporates the original stone from the village pub which originally sat on the site. A modern timber fence separates the two plots.



5 double bedrooms



4 bathrooms  
(2 ensuite)



2 reception rooms



2 private off-road parking spaces



176 sqm  
1,894 sq ft



PLOT 1

474 sqm  
5,102 sq ft  
0.12 Acres

PLOT 2

541 sqm  
5,823 sq ft  
0.13 Acres

# GROUND FLOOR

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Lounge:  
5.16m x 6.01m | 16'11" x 19'9"

Kitchen:  
3.97m x 3.86m | 13'0" x 12'8"

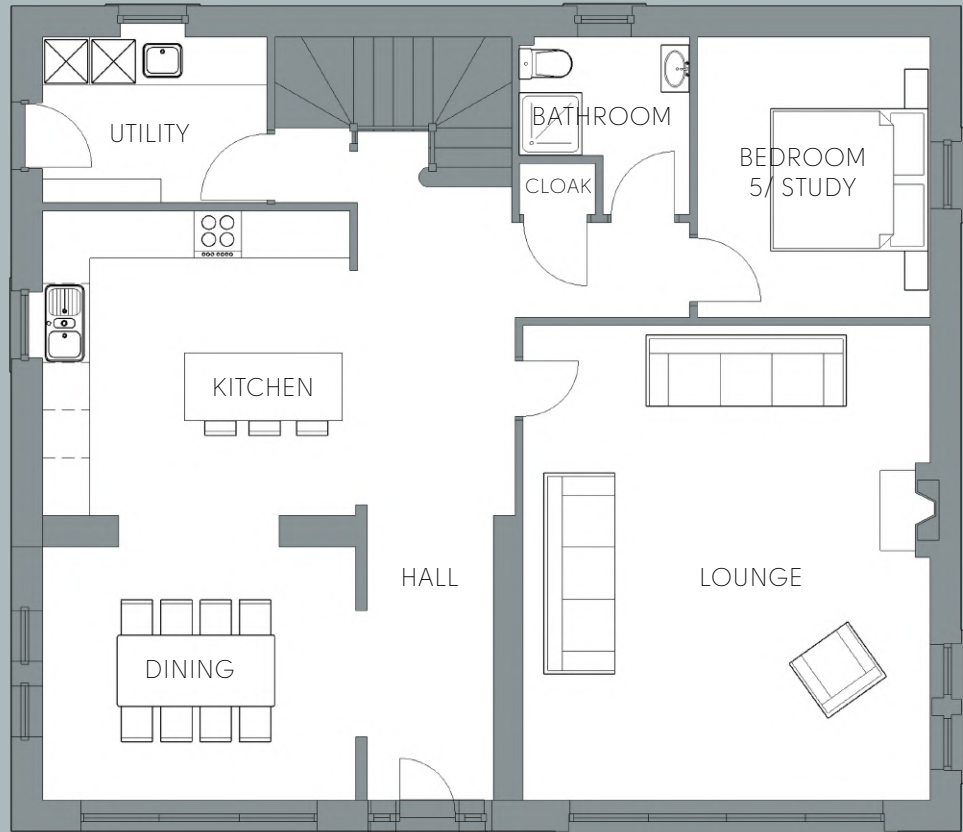
Dining:  
3.97m x 3.20m | 13'0" x 10'6"

Bedroom 5/Study:  
2.95m x 3.55m | 9'8" x 11'8"

Bathroom:  
2.16m x 2.25m | 7'1" x 7'5"

Utility:  
2.85m x 2.10m | 9'4" x 6'11"

Hall:  
1.88m x 8.46m | 6'2" x 27'9"

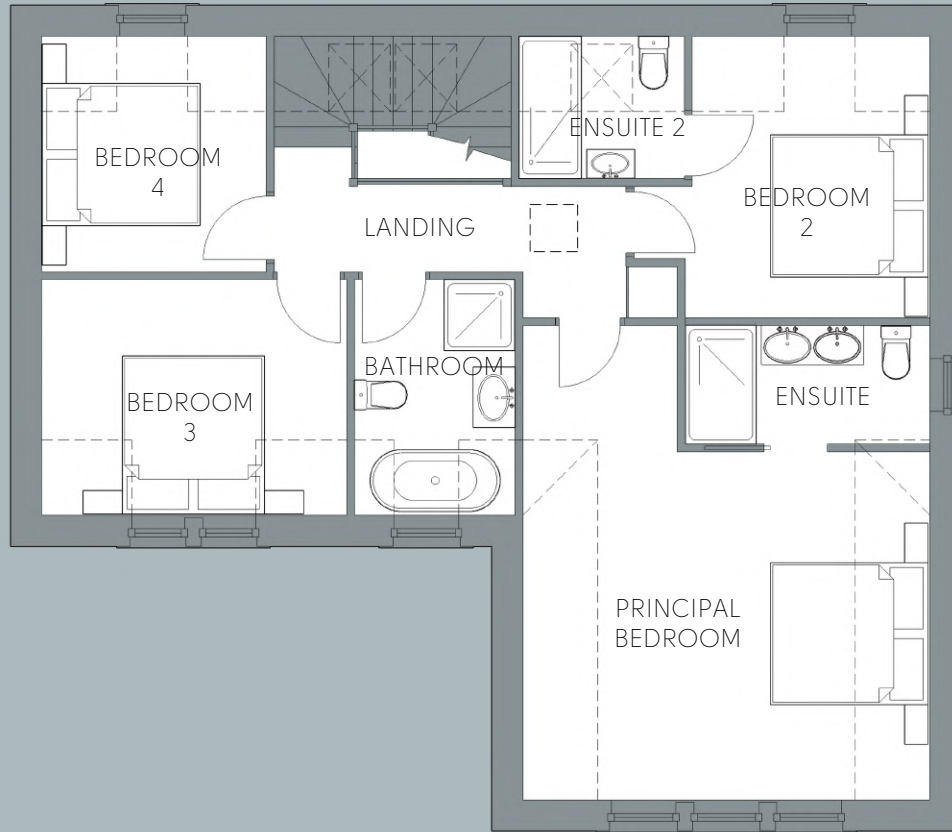


Plot 1 floorplan shown - Plot 2 floorplan is mirrored



# FIRST FLOOR

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Plot 1 floorplan shown - Plot 2 floorplan is mirrored

**Principal Bedroom:**  
5.16m x 6.00m | 16'11" x 19'8"

**Ensuite:**  
3.10m x 1.50m | 10'2" x 4'11"

**Bedroom 2:**  
3.10m x 3.56m | 10'2" x 11'8"

**Ensuite 2**  
2.10m x 1.80m | 6'11" x 5'11"

**Bedroom 3:**  
3.87m x 2.98m | 12'8" x 9'9"

**Bedroom 4:**  
2.85m x 2.98m | 9'4" x 9'9"

**Bathroom:**  
2.03m x 2.98m | 6'8" x 9'9"

**Landing:**  
4.46m x 1.66m | 14'6" x 5'5"



# THE ACCOMMODATION

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Each home within Cheviot's View shares the same considered layout to provide the most comfortable and usable living experience. The contemporary front door, flanked by generous bi-fold doors, opens into the most impressive, welcoming, and light filled entrance. Immediately off the generous entrance hall is the stunning dining room, complete with bi-folds, 3 large skylights and double picture windows. This exceptional attention to glazing detail creates a light and bright environment and maximises the garden and open countryside views. The classic modern shaker style kitchen with feature range cooker and island, adjoin the dining room to create a social cooking and dining experience. The sense of space in the kitchen and ground floor is further enhanced by the exceptionally wide opening between the kitchen and hall creating a broken plan style of living.

A large separate lounge with feature log burning stove creates the perfect backdrop for cosy nights in, as well as the opportunity to open up the 4 metre wide bi-folds and let the sun spill through for a direct connection to the garden. The layout of this home has been exceptionally well thought out to strike the balance between open and closed plan as well as indoor/outdoor living.

The utility room provides all the convenience necessary for a country home, with a place for muddy boots as well as the usual practical functions of the laundry room. A separate cloak room, and under stair cupboard, provide plenty of additional storage space on the ground floor. Also on the ground floor is a fifth double bedroom, which would make for a fantastic home office/study, and an adjoining sizeable shower room.

Upstairs, the exceptionally spacious principal bedroom enjoys beautiful light throughout the day from three large south facing windows. This room offers a huge degree of flexibility in how it can be furnished to suit a variety of owners preferences. The generous ensuite features a large walk in shower, wall hung furniture and ever so practical his and hers sinks.

A further 3 double bedrooms provide ample room for growing, and mature families alike, while the additional benefit of a second ensuite provides the ideal solution for guest accommodation. The main bathroom features a freestanding bath for luxurious bathing, as well as a convenient separate shower. A handy linen cupboard accessed from the hall provides a place for everything, with the added option of loft storage accessed from a ceiling hatch in the hall.





# THE DETAILS

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Built to exceptional modern standards, these well insulated homes provide a very comfortable living environment for their owners. The ground floor is served by underfloor heating below Amtico timber flooring, while upstairs enjoys luxurious carpets and a traditional radiator system. Electric heat mats feature in all bathrooms ensuring surfaces are cosy underfoot. The central heating and hot water requirements are provided by an air source heat pump which offers an environmentally friendly, and incredibly efficient alternative to gas. Low energy light fittings throughout also contribute to lower running costs and reduced environmental impact. Cat 6 cabling throughout offers fantastic practicality, while the provision for a car charging point will make installing one in the future a simple task.



Alu-clad windows and doors combine the modern efficiency of aluminium windows with the warmth and flexibility of timber to the interior spaces. The classic, and beautiful, qualities of timber are reflected in the solid timber doors throughout, and timber floors to the ground floor. Each house will be finished in high quality matt paint throughout.



Bathrooms feature high quality, modern sanitary ware alongside wall hung furniture, while underfloor heating and heated towel rails add to the comfort of the user. Each home, as expected, features hardwired heat and smoke detectors and an alarm system for maximum peace of mind.



# SPECIFICATION

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## Kitchen & Utility

- High quality kitchen and worktops
- Siemens (or equivalent) ovens and Hobs
- High specification integrated appliances and white goods
- Separate utility room with sink cabinets and plumbed for washer/drier (washer/drier not included)

## Bathrooms & Ensuite

- High quality sanitary ware
- Shaver sockets
- Heated towel radiators
- Electric underfloor heating mats
- High quality Tiling to walls and floors

## Electrical

- Low energy lighting throughout
- Spotlights in kitchen and bathrooms
- Pendants in bedrooms and landings

## Plumbing & Heating

- Air Source Heat Pump – provides hot water and heating
- Underfloor heating on ground floors with radiators on upper floors
- Electric underfloor heating mats in Bathrooms and Ensuite

## Decoration & Finishes

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors
- Stainless steel lever door handles and hinges
- Fitted carpets in all bedrooms & stairs
- High quality Amtico (or equivalent) to living, dining, and kitchen areas

## Security & Safety

- Hardwired heat and smoke detectors
- Alarm system

## Technology

- Wired with BT Fibre Optic incoming broadband and phone supply
- Cat 6 Data cabling and free view TV capability to every bedroom and living space
- Provision provided for future fitting of electric car charging point (car charging unit not provided)

## Construction & Externals

- 6 year Professional Consultants Certificate (PCC)
- Built with high quality timber frame
- Alu-Clad timber doubled glazing
- Bi-fold glass doors to patio
- High performance timber external doors fitted with three point locking system
- Real Slate roof
- Tar or Monobloc driveway

- 1.8m fence to shared boundary
- Stone wall to north and west boundary
- Slabbed pathways
- Turfed lawn and planting to garden areas
- Outside cold water tap

#### Sustainability Features

- Air source heat pump is a low carbon heating system
- high levels of insulation
- Provision of cabling for future brand specific electric car charging points to be fitted by owners
- Timber frame procured from sustainably managed forests
- Air source heat pumps fitted ahead of the 2025 target for all new build homes to be fitted with sustainable heating





# GET IN TOUCH

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For more information please contact Neil Scott or Faith Peden in the Knight Frank Edinburgh New Homes team.

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